

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - E/S Haystack Drive,
180' N of c/l of Windsor Blvd. * DEPUTY ZONING COMMISSIONER
(Lots 1 thru 15, and 22 thru 26 Haystack Dr.)
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
Fairwinds Development II, LLC * Case No. 96-291-SPHA
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for the properties noted above, known as Lots 1 thru 15 and 22 thru 26 of Claybrooke II, located on Haystack Drive in the vicinity of Rolling Road in Randallstown. The Petitions were filed by the owner of the property, Fairwinds Development II, LLC, by James S. Patton, Authorized Agent, through their attorney, Howard Alderman, Jr., Esquire. The Petitioners request a special hearing to approve amendments to the latest Final Development Plan for Claybrooke, and the latest Development Plan for Claybrooke II, to reflect changes in setbacks/building envelopes and projections outside building envelopes (Lots 1 and 6 thru 15), to increase the depth of certain lots (Lots 2 thru 5 and 22 through 26), and to change the area previously designated for stormwater management to local open space/forest conservation, and further changes presented at the hearing. In addition to the special hearing relief, the Petitioners seek a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 22 feet in lieu of the required 25 feet and a rear yard setback of 24 feet in lieu of the required 30 feet, and from Section 301.2 of the B.C.Z.R. to permit a 2-foot projection of the second floor, 22 feet in length, in lieu of the maximum permitted 4-foot projection, 10 feet in

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

length. The subject property and relief sought are more particularly described on the site plans submitted which were accepted and marked into evidence as Petitioner's Exhibits 1 and 2.

Appearing at the hearing on behalf of the Petition were James S. Patton, Agent, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property is located within the subdivision known as Claybrooke II, a residential community of single family dwellings. The property which is the subject of this request consists of 6.14 acres, more or less, zoned D.R. 5.5., which is located off of Haystack Drive. Testimony indicated that a new home builder in this subdivision proposes to develop the subject lots with a longer, more narrow home than that which was originally approved. The proposed dwellings, however, will extend beyond the building envelopes into the required setback distances from front and rear property lines.

Further testimony revealed that the original width of the overall tract was 260 feet. Since approval of the development plan, the future right-of-way for Windsor Boulevard now traverses the subject property and has narrowed its width in this portion of the subdivision to 230 feet. Thus, the lots in the vicinity of this right-of-way have become more narrow in scope. In order to site a dwelling on the lots which is compatible with the other dwellings in this subdivision, a deeper building envelope is required. Thus, the requested variances are necessary in order to proceed. Furthermore, amendments to the final development plan for Claybrooke and Claybrooke II are necessary in order to reflect the proposed modifications as shown on Petitioner's Exhibits 1 and 2.

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Date

By

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Fur-

3/22/96
[Signature]

ther, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of March, 1996 that the Petition for Special Hearing seeking approval of amendments to the latest Final Development Plan for Claybrooke, and the latest Development Plan for Claybrooke II, to reflect changes in setbacks/building envelopes and projections outside building envelopes (Lots 1 and 6 thru 15), to increase the depth of certain lots (Lots 2 thru 5 and 22 through 26), and to change the area previously designated for stormwater management to local open space/forest conservation, and further changes presented at the hearing, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 22 feet in lieu of the required 25 feet and a rear yard setback of 24 feet in lieu of the required 30 feet, and from Section 301.2 of the B.C.Z.R. to permit a 2-foot projection of the second floor, 22 feet in length, in lieu of the maximum permitted 4-foot projection, 10 feet in length, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
3/22/96
Date
Re

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

March 22, 1996

(410) 887-4386

Howard L. Alderman, Jr., Esquire
Levin and Gann
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Haystack Drive, 180' N of c/l of Windsor Boulevard
(Lots 1 thru 15, and 22 thru 26 Haystack Drive)
2nd Election District - 2nd Councilmanic District
Fairwinds Development II, LLC - Petitioners
Case No. 96-291-SPHA

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. James S. Patton
305 W. Chesapeake Avenue, Suite 118, Towson, Md. 21204

People's Counsel

File

A large handwritten checkmark.



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
E/S Haystack Drive, 160' N of c/l	*	ZONING COMMISSIONER
Windsor Boulevard (Claybrooke II)		
2nd Election District, 2nd Councilmanic	*	OF BALTIMORE COUNTY
Fairwinds Development II, LLC	*	CASE NO. 96-291-SPHA
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to Howard Alderman, Esquire, Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Special Hearing

96-291-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at

Claybrooke II - Haystack Drive

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendments to the latest Final Development Plan and latest Development Plan for Claybrooke - Claybrooke II to reflect changes in setbacks/building envelopes and projections outside building envelopes, increase depth of certain lots (2 through 5 and 22 through 26), and change area previously designated for stormwater management to local open space/forest conservation and, for further changes presented at the hearing on this petition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Howard Alderman, Esq.

(Type or Print Name)

Signature

Levin & Gann

305 W. Chesapeake Ave., #113 321-0600

Address

Towson,

MD.

Phone No.

21204

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Fairwinds Development II, LLC.

(Type or Print Name)

Signature

James S. Patton, Authorized Person

(Type or Print Name)

Signature

(410) 296-2140

305 W. Chesapeake Avenue, Suite 118

Address

Phone No.

Towson, Maryland 21204

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

James S. Patton, Auth. Person

Name

305 W. Chesapeake Ave., #118 296-2140

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: CAM

DATE 1 Feb 96

ORDER RECEIVED FOR FILING

Date 3/29/96

By [Signature]





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at CLAYBROOKE II - HAYSTACK DRIVE

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2 Csb Setback from rear building face to rear property line. See attached.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The width of the original tract was 260'. Baltimore County has a Master Plan Street, Windsor Boulevard, which required acreage from this tract further narrowing the width to 230' \pm . To provide for County Approved standard right-of-way of 50', the lot depths which could be obtained were 90' maximum. To site a single family dwelling which is compatible with those in the neighborhood requires a deeper building envelope and for further changes presented at the hearing on this petition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Assignor

N/A

(Type or Print Name)

Signature

Address

21204

City

State

Zipcode

Attorney for Petitioner:

Howard Alderman, Esq.

(Type or Print Name)

Signature

Levin & Gann

321-0600

305 W. Chesapeake Ave., #113

Address

Phone No

Towson,

MD.

21204

City

State

Zipcode

Legal Owner(s):

Fairwinds Development II, LLC.

(Type or Print Name)

Signature

James S. Patton, Authorized Person

(Type or Print Name)

Signature

(410) 296-2140

305 W. Chesapeake Avenue, Suite 118

Address

Phone No

Towson, Maryland 21204

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

James S. Patton, Authorized Person

Name

305 W. Chesapeake Ave., #118

296-2140

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

MICROFILMED

292

ORDER RECEIVED FOR FILING

Date

By

ATTACHMENT TO PETITION FOR VARIANCE
CLAYBROOKE II, HAYSTACK DRIVE

96-291-SP-
HA

VARIANCE FROM SECTION:

1B01.2C 1.b. for a front yard setback of twenty two feet (22') in lieu of the required twenty five feet (25'), for a rear yard setback of twenty four feet (24') in lieu of the required thirty feet (30'); and Section 301.2 for a two foot (2') projection twenty two feet (22') in length of the second floor in lieu of the required four foot (4') by ten foot (10') in length. The variances are requested for Lot No. 1 and Lots 6 through 15 on the north side of Haystack Drive.

MICROFILMED

PATTON

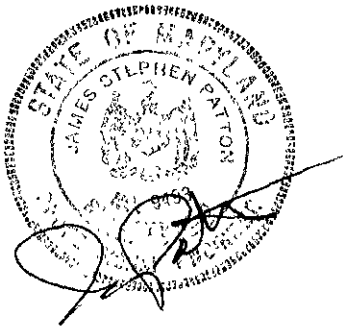
*Patton
Consultants
Ltd.
Engineering
& Site
Planning*

96-291-SRHA

ZONING DESCRIPTION **CLAYBROOKE - CLAYBROOKE II**

Beginning at a point on the east side of Haystack Drive which is 50 feet wide at the distance of 160' north of the centerline of the nearest improved intersecting street Windsor Boulevard which is 70 feet wide, thence the following courses and distances: S64° 28' 52"E 90.29', N25° 50' 12"E 37.60', S64° 43' 25"E 120.09', N25° 25' 34"E 6.47', N52° 09' 15"E 29.87', N52° 09' 15"E 3.15, thence by a curve to the left of R = 2991.0' L = 267.95' chord N03° 00' 25"W 267.86', N65° 06' 25"W 1003.66', S24° 19' 35"W 221.11', S23° 04' 37"E 27.17', thence by a curve to the right of R = 1944.86' L = 352.11' chord S66° 30' 11"E 351.63', thence by a curve to the right of R = 735.00' L = 295.73' chord S49° 47' 23"E 293.74', S38° 15' 47"E 146.39', N25° 31' 08"E 53.03', S64° 28' 52"E 87.00', N25° 31' 08"E 53.48', S65° 08' 18"E 50.00', S25° 31' 08"W 28.79'.

Being Claybrooke 2 and resubdivision of Lot 79 and Parcels A, B & C of the First Amended Plat Two "Claybrooke" S.M. No. 67 Folio 130 as recorded in Baltimore County Plat Book #67, Folio #145, containing 6.14 acres. Also known as 7503 - 7536 Haystack Drive and located in the 2nd Election District.



96-291-SP4A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting _____

Posted for: Special Hearing and Variance

Petitioner: Fairwinds Development, II

Location of property: Claybrook II, 415 Haystack Drive N Windsor Blvd

Location of Signs: _____

Remarks: _____

Posted by M. Sauer Date of return: _____
Signature

Number of Signs: _____

MICROFILMED



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #88-201-6PHA
(Item 202)

Claybrooke II
E/S Haystack Drive, 180' N of
c/Windsor Boulevard
2nd Election District
2nd Councilmanic
Legal Owner(s):
Fairwinds Development, II,
LLC

Special Hearing: to approve amendments to the latest Final Development Plan and latest Development Plan for Claybrooke-Claybrooke II. Variance: for front yard setback of 22 feet in lieu of the required 25 feet; for a rear yard setback of 24 feet in lieu of the required 30 feet; and for a 2 foot projection 22 feet in length of the second floor in lieu of the required 4 foot by 10 foot in length for lot #1 and lots #8 through #15 on the north side of Haystack Drive.
Hearing: Wednesday, March 6, 1996 at 2:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations. Please Call 867-3353.

(2) For information concerning the File and/or Hearing, Please Call 867-3381.

2/21/96 Feb. 15. C32189

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/16, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/15, 1996.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

✓

Post by: 2/20/96

CASE NUMBER: 96-291-SPHA (Item 292)

Claybrooke II

E/S Haystack Drive, 160' N of c/l Windsor Boulevard

2nd Election District - 2nd Councilmanic

Legal Owner: Fairwinds Development II, LLC

Special Hearing to approve amendments to the latest Final Development Plan and lasted Development Plan for Claybrooke-Claybrooke II.

Variance for front yard setback of 22 feet in lieu of the required 25 feet; for a rear yard setback of 24 feet in lieu of the required 30 feet; and for a 2 foot projection 22 feet in length of the second floor in lieu of the required 4 foot by 10 foot in lenght for lot #1 and lots #6 through #15 on the north side of Haystack Drive.

HEARING: WEDNESDAY, MARCH 6, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

-

1/1/96

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 013781

96-291-SPHA

DATE 1 Feb 96 ACCOUNT R-001-6150

Item 292 CAM AMOUNT \$ 720.00

RECEIVED FROM: FAIRWINDS Development II, LLC

FOR: SPH AND 11 lot 10K in

Claybrook II

12/19/1984

720.00

NO. 0017127002-01-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 12, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-291-SPHA (Item 292)
Claybrooke II
E/S Haystack Drive, 160' N of c/l Windsor Boulevard
2nd Election District - 2nd Councilmanic
Legal Owner: Fairwinds Development II, LLC

Special Hearing to approve amendments to the latest Final Development Plan and lasted Development Plan for Claybrooke-Claybrooke II.

Variance for front yard setback of 22 feet in lieu of the required 25 feet; for a rear yard setback of 24 feet in lieu of the required 30 feet; and for a 2 foot projection 22 feet in length of the second floor in lieu of the required 4 foot by 10 foot in length for lot #1 and lots #6 through #15 on the north side of Haystack Drive.

HEARING: WEDNESDAY, MARCH 6, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Fairwinds Development II, LLC
James S. Patton
Howard Alderman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

RECEIVED



Printed with Soybean Ink
on Recycled Paper



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 29, 1996

NOTICE OF REASSIGNMENT

CASE NUMBER: 96-291-SPHA (Item 292)
Claybrooke II
E/S Haystack Drive, 160' N of c/l Windsor Boulevard
2nd Election District - 2nd Councilmanic
Legal Owner: Fairwinds Development II, LLC

Special Hearing to approve amendments to the latest Final Development Plan and lasted Development Plan for Claybrooke-Claybrooke II. Variance for front yard setback of 22 feet in lieu of the required 25 feet; for a rear yard setback of 24 feet in lieu of the required 30 feet; and for a 2 foot projection 22 feet in length of the second floor in lieu of the required 4 foot by 10 foot in length for lot #1 and lots #6 through #15 on the north side of Haystack Drive.

NEW HEARING DATE: TUESDAY, MARCH 12, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Fairwinds Development II, LLC
Howard Alderman, Esq.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28, 1996

Howard Alderman, Esquire
Levin & Gann
305 W. Chesapeake Ave., Suite 113
Towson, MD 21204

RE: Item No.: 292
Case No.: 96-291-SPHA
Petitioner: Fairwinds Development

Dear Mr. Alderman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

February 21, 1996

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #292 - Claybrook II
Rolling & Windsor Blvd.
Zoning Advisory Committee Meeting of February 12, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

JLP:MK:sp

CLAYBRO/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Feb. 20, 1996
Zoning Administration and Development Management

FROM: *[Signature]* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 20, 1996
Items 253 (revised), 269 (revised), 286, 287, 6
290, 292 and 293

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

[Handwritten signature]

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 12, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 286, 287, 288, 289, 290,
292 AND 293.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-14-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 292 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 13, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 292

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: February 1, 1996

TO: Hearing Officer

FROM: Catherine A. Milton
Planner I
Zoning Review, PDM

SUBJECT: Item #292
Claybrooke II

Petitioner is aware that should the request be granted, an overall amended Final Development Plan needs to be submitted to Mitch Kellman.

CAM:scj

MICROFILMED

0799H:2
CJS:lah:alm

7

FAIRWINDS DEVELOPMENT, II, LLC

OPERATING AGREEMENT

MEMBERS

JAMES S. PATTON

HENRY F. LeBRUN

TALMADGE G. SIMONS

Date: August 16, 1994

THE INTERESTS IN THIS COMPANY ARE BEING SOLD WITHOUT REGISTRATION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE SECURITIES LAWS OF MARYLAND, IN RELIANCE UPON EXEMPTIONS THEREFROM. CONSEQUENTLY, THE INTERESTS IN THE COMPANY MAY NOT BE SOLD OR TRANSFERRED WITHOUT REGISTRATION OF SUCH INTERESTS UNDER SUCH ACT AND SUCH SECURITIES LAWS, UNLESS SUCH INTERESTS ARE SOLD IN A TRANSACTION WHICH IS EXEMPT FROM REGISTRATION THEREUNDER. ADDITIONAL LIMITATIONS ON TRANSFER OF THE INTERESTS ARE CONTAINED HEREIN.

WITNESSED BY

(c) If the application of the allocation provisions of this Paragraph 8 are inconsistent with the provisions of Section 704(b) and/or Section 704(c) of the Code or the regulations thereunder, or if the provisions of this Paragraph 8 are inconsistent with any other Code provision or regulation thereunder (including, but not limited to, the provisions relating to the deductibility of losses with respect to non-recourse indebtedness), then in such event, the Code provisions and regulations thereunder shall govern and control, such that the provisions of this Paragraph 8 shall be interpreted in a manner that is consistent with the said Code provisions and the regulations thereunder.

9. MANAGEMENT OF COMPANY AND AUTHORITY OF MEMBERS.

The management of the Company and all decisions relating to the affairs of the Company shall be made solely by James S. Patton who is designated as the Company's Authorized Person, who shall act as "Manager" (as that term is used herein) until such time as he, in writing, retires from such role or by his death or incapacity is incapable of serving in such capacity. No Member other than the Manager shall have any authority to bind the Company in any capacity except as expressly set forth in this Agreement. In the event James S. Patton is unable to serve as Manager, then by vote of the majority of the membership interests of the Members, a new Manager shall be elected. The Manager may not be removed except upon the vote of a majority of the membership interests of the Members.

10. TAX MATTERS MEMBER.

James S. Patton is hereby designated to serve as the Company tax matters partner and shall have all of the powers and responsibilities of such position as provided in section 6221 et. seq. of the Code. Expenses incurred by the tax matters partner will be borne by the Company. Each Member who elects to participate in any administrative proceeding, as may be permitted by Section 6221 et. seq. of the Code, will be responsible for any expenses incurred by such Member in connection with such participation and for any additional costs and expenses incurred by the Company due to such participation. Further, the cost of any adjustments to a Member and the cost of any resulting audits of or adjustment to a Member's tax return will be borne solely by the affected Member.

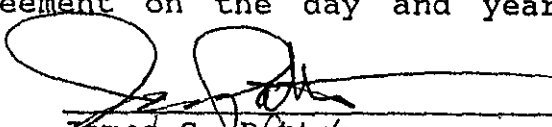
11. DISTRIBUTIONS TO MEMBERS.

Distributions to Members of any nature whatsoever of Cash Flow for any fiscal year of the Company and during any

counsel to the Company to be reasonably necessary or desirable from time to time to effectuate the provisions or intent of this Agreement, and to that end the Members agree that they will execute any further document or agreement which may be reasonably necessary to give force and effect to this Agreement or any of the provisions hereof, or to carry out the intent of this Agreement, or any of the provisions hereof.

(h) This Agreement constitutes the entire agreement among the Members with respect to the subject matter hereof and may not be modified, amended or terminated except upon the requisite vote of the Members in accordance with Paragraph 20 hereof.

IN WITNESS WHEREOF, the parties hereto have duly executed this operating Agreement on the day and year first above written.


James S. Patton

(SEAL)


Henry LeBrun

(SEAL)

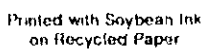

Talmadge Simons

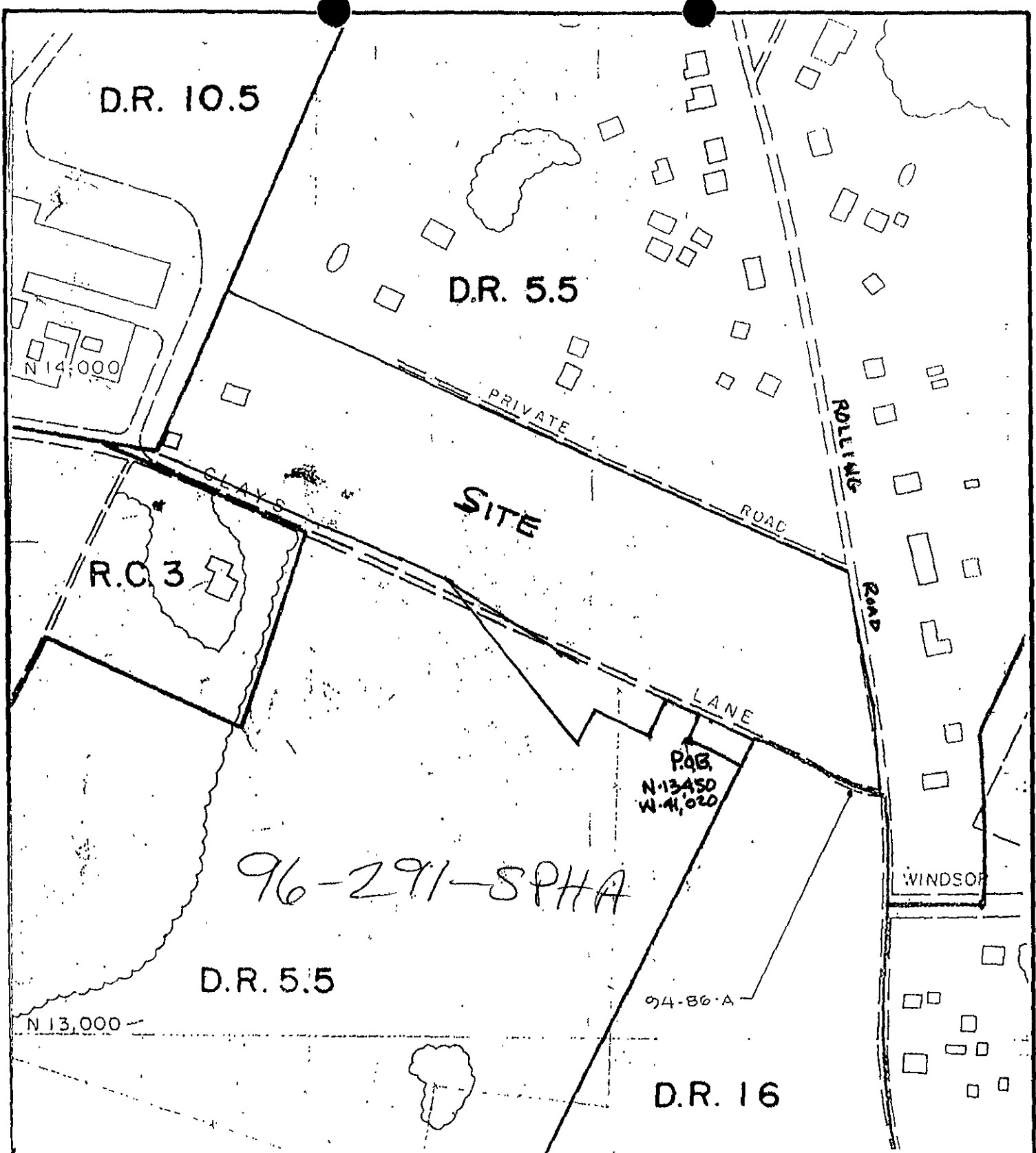
(SEAL)

PETITIONER(S) SIGN-IN SHEET

ADDRESS

305 W. Chesapeake Ave #113 2/20/04





PATTON

Patton Consultants Ltd., Engineering & Site Planning
305 West Chesapeake Avenue, Suite 118
Towson, Maryland 21204
410-296-2140 Fax: 410-296-0419

SCALE 1" = 200'	LOCATION HEBBVILLE	SHEET N W 4-G
DATE OF PHOTOGRAPHY JANUARY 1986		
DRAWN	CHECKED	JOH
		SCALE
		SITE

MICROFILMED

292

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - E/S Haystack Drive, 180' N of c/l of Windsor Blvd. (Lots 1 thru 15, and 22 thru 26 Haystack Dr.) 2nd Election District 2nd Councilmanic District Fairwinds Development II, LLC Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for the properties noted above, known as Lots 1 thru 15 and 22 thru 26 of Claybrooke II, located on Haystack Drive in the vicinity of Rolling Road in Randallstown. The Petitions were filed by the owner of the property, Fairwinds Development II, LLC, by James S. Patton, Authorized Agent, through their attorney, Howard Alderman, Jr., Esquire. The Petitioners request a special hearing to approve amendments to the latest Final Development Plan for Claybrooke, and the latest Development Plan for Claybrooke II, to reflect changes in setbacks/building envelopes and projections outside building envelopes (Lots 1 and 6 thru 15), to increase the depth of certain lots (Lots 2 thru 5 and 22 through 26), and to change the area previously designated for stormwater management to local open space/forest conservation, and further changes presented at the hearing. In addition to the special hearing relief, the Petitioners seek a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 22 feet in lieu of the required 25 feet and a rear yard setback of 24 feet in lieu of the required 30 feet, and from Section 301.2 of the B.C.Z.R. to permit a 2-foot projection of the second floor, 22 feet in length, in lieu of the maximum permitted 4-foot projection, 10 feet in

length. The subject property and relief sought are more particularly described on the site plans submitted which were accepted and marked into evidence as Petitioner's Exhibits 1 and 2.

Appearing at the hearing on behalf of the Petition were James S. Patton, Agent, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property is located within the subdivision known as Claybrooke II, a residential community of single family dwellings. The property which is the subject of this request consists of 6.14 acres, more or less, zoned D.R. 5.5., which is located off of Haystack Drive. Testimony indicated that a new home builder in this subdivision proposes to develop the subject lots with a longer, more narrow home than that which was originally approved. The proposed dwellings, however, will extend beyond the building envelopes into the required setback distances from front and rear property lines.

Further testimony revealed that the original width of the overall tract was 260 feet. Since approval of the development plan, the future right-of-way for Windsor Boulevard now traverses the subject property and has narrowed its width in this portion of the subdivision to 230 feet. Thus, the lots in the vicinity of this right-of-way have become more narrow in scope. In order to site a dwelling on the lots which is compatible with the other dwellings in this subdivision, a deeper building envelope is required. Thus, the requested variances are necessary in order to proceed. Furthermore, amendments to the final development plan for Claybrooke and Claybrooke II are necessary in order to reflect the proposed modifications as shown on Petitioner's Exhibits 1 and 2.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Seley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Fur-

ther, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of March, 1996 that the Petition for Special Hearing seeking approval of amendments to the latest Final Development Plan for Claybrooke, and the latest Development Plan for Claybrooke II, to reflect changes in setbacks/building envelopes and projections outside building envelopes (Lots 1 and 6 thru 15), to increase the depth of certain lots (Lots 2 thru 5 and 22 through 26), and to change the area previously designated for stormwater management to local open space/forest conservation, and further changes presented at the hearing, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 22 feet in lieu of the required 25 feet and a rear yard setback of 24 feet in lieu of the required 30 feet, and from Section 301.2 of the B.C.Z.R. to permit a 2-foot projection of the second floor, 22 feet in length, in lieu of the maximum permitted 4-foot projection, 10 feet in length, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order.

ORDER RECEIVED FOR FILING
Date 3/27/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/27/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/27/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/27/96
By [Signature]

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

THK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

March 22, 1996

(410) 887-4396

Howard L. Alderman, Jr., Esquire
Levin and Gann
305 W. Chesapeake Avenue, Suite 118
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Haystack Drive, 180' N of c/l of Windsor Boulevard
(Lots 1 thru 15, and 22 thru 26 Haystack Drive)
2nd Election District - 2nd Councilmanic District
Fairwinds Development II, LLC - Petitioners
Case No. 96-291-SPHA

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

THK:bjs

cc: Mr. James S. Patton
305 W. Chesapeake Avenue, Suite 118, Towson, Md. 21204

People's Counsel

File

Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at Claybrooke II - Haystack Drive

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendments to the latest Final Development Plan and latest Development Plan for Claybrooke - Claybrooke II to reflect changes in setbacks/building envelopes and projections outside building envelopes, increase depth of certain lots (2 through 5 and 22 through 26), and change area previously designated for stormwater management to local open space/forest conservation and, for further changes presented at the hearing on this petition.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor: N/A
Fairwinds Development II, LLC.
Signature: [Signature]
James S. Patton, Authorized Person
Address: 305 W. Chesapeake Avenue, Suite 118, Towson, Maryland 21204
City: Towson, State: MD, Zip: 21204
Agency for Petitioner: Howard Alderman, Esq.
Signature: [Signature]
Levin & Gann
305 W. Chesapeake Ave., #113 321-0600
Towson, MD, 21204
ESTIMATED LENGTH OF HEARING: 1 hr
REVIEWED BY: [Signature] DATE: 1/9/96

ORDER RECEIVED FOR FILING
Date 3/27/96
By [Signature]

Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at CLAYBROOKE II - HAYSTACK DRIVE

which is presently zoned DR 5.5

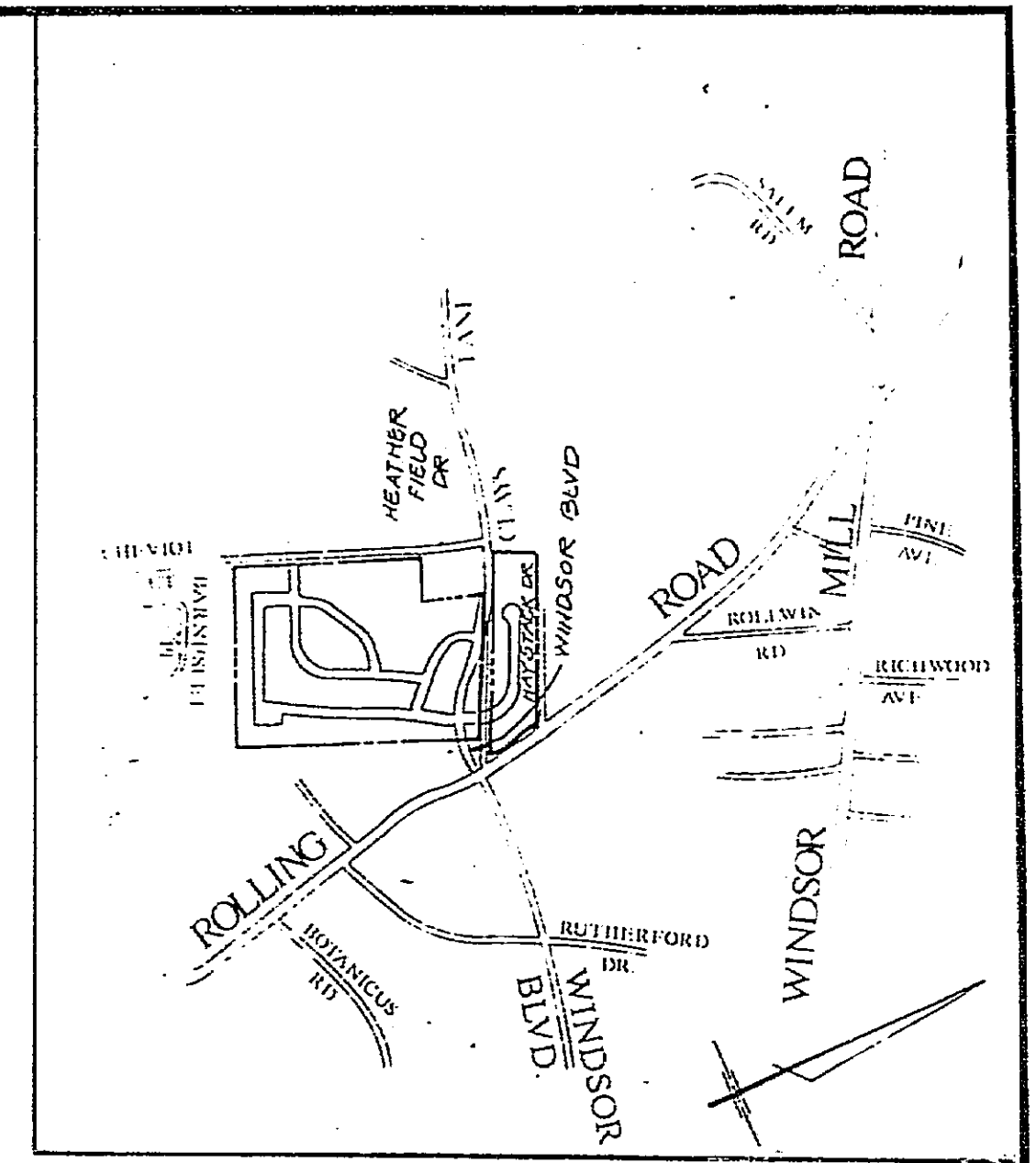
This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2 CbB Setback from rear building face to rear property line. See attached.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) The width of the original tract was 260'. Baltimore County has a Master Plan Street, Windsor Boulevard, which required acreage from this tract further narrowing the width to 230' ±. To provide for County Approved standard right-of-way of 50', the lot depths which could be obtained were 90' maximum. To site a single family dwelling which is compatible with those in the neighborhood requires a deeper building envelope and for further changes presented at the hearing on this petition. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor: N/A
Fairwinds Development II, LLC.
Signature: [Signature]
James S. Patton, Authorized Person
Address: 305 W. Chesapeake Avenue, Suite 118, Towson, Maryland 21204
City: Towson, State: MD, Zip: 21204
Agency for Petitioner: Howard Alderman, Esq.
Signature: [Signature]
Levin & Gann
305 W. Chesapeake Ave., #113 321-0600
Towson, MD, 21204
ESTIMATED LENGTH OF HEARING: 1 hr
REVIEWED BY: [Signature] DATE: 1/9/96

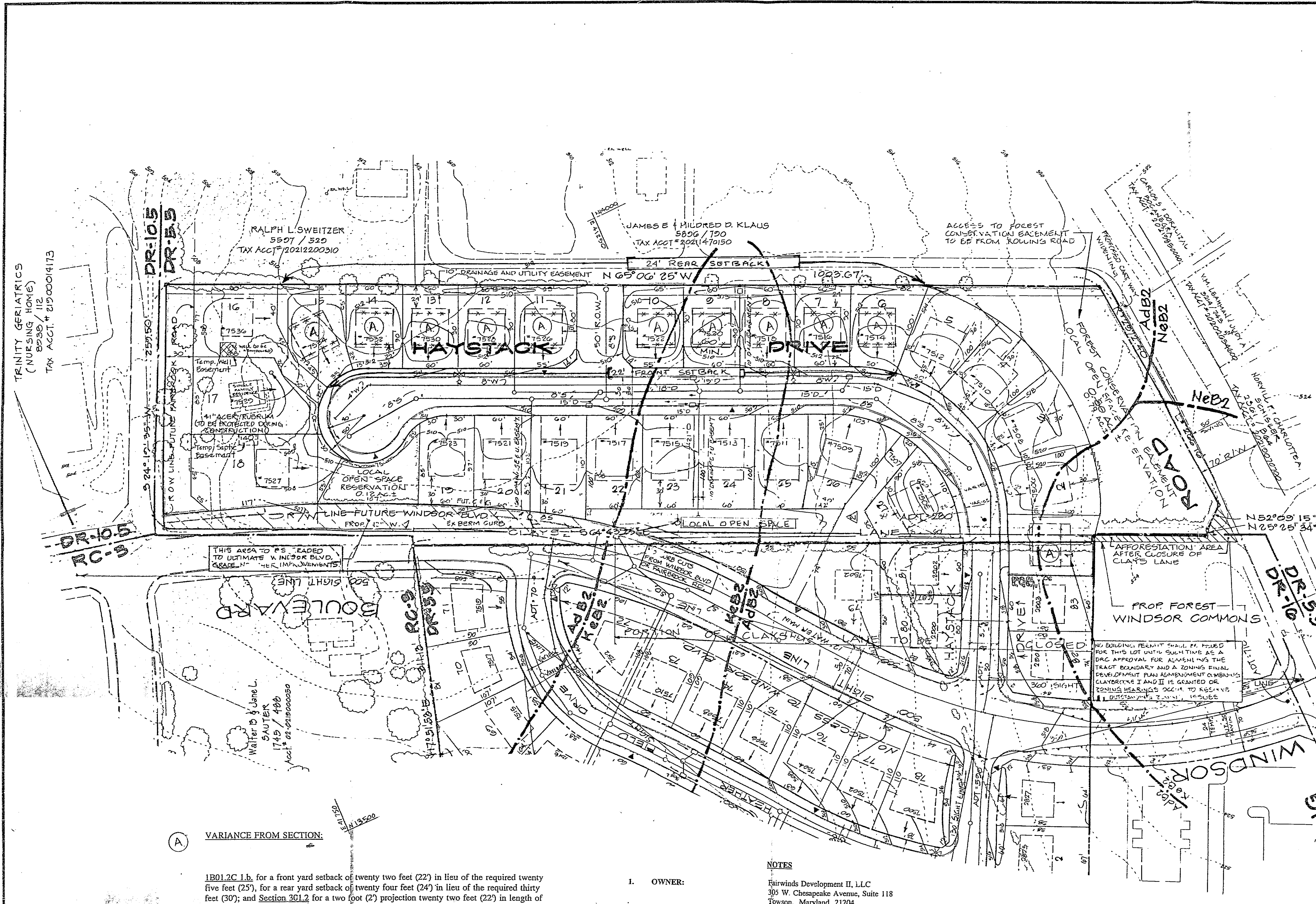
ORDER RECEIVED FOR FILING
Date 3/27/96
By [Signature]

2.92



LOCATION PLAN
SCALE 1" = 1000'

96-291-SPHA



VARIANCE FROM SECTION:

1801.2C 1.b. for a front yard setback of twenty two feet (22') in lieu of the required twenty five feet (25'), for a rear yard setback of twenty four feet (24') in lieu of the required thirty feet (30'); and Section 301.2 for a two foot (2') projection twenty two feet (22') in length of the second floor in lieu of the required four foot (4') by ten foot (10') in length. The variances are requested for Lot No. 1 and Lots 6 through 15 on the north side of Haystack Drive.

NOTES

1. OWNER: Fairwinds Development II, LLC
305 W. Chesapeake Avenue, Suite 118
Towson, Maryland 21204
2. PROPERTY ADDRESS: 7304 - 7336 Haystack Drive
Hobbsville, Maryland 21207
(29 Lots)
3. ELECTION DISTRICT: 2 COUNCILMANIC: 1
4. DEVELOPMENT PLAN: ZADM #11-517, Approved December 22, 1994
RECORD PLAT: 67145
FINAL DEVELOPMENT PLAN: Amended January 25, 1995
REFINEMENT: December 5, 1995
5. ZONING: DE 5.5 Map NW 4-G
6. All dwelling units will each have two (2) durable and dustless parking spaces.

NOTE: THIS PLAT IS A SECTION OF THE DEVELOPMENT PLAN FOR CLAYBROOKE AND CLAYBROOKE II.

PRINTED

Feb. 1996
PATTON CONSULTANTS, LTD.

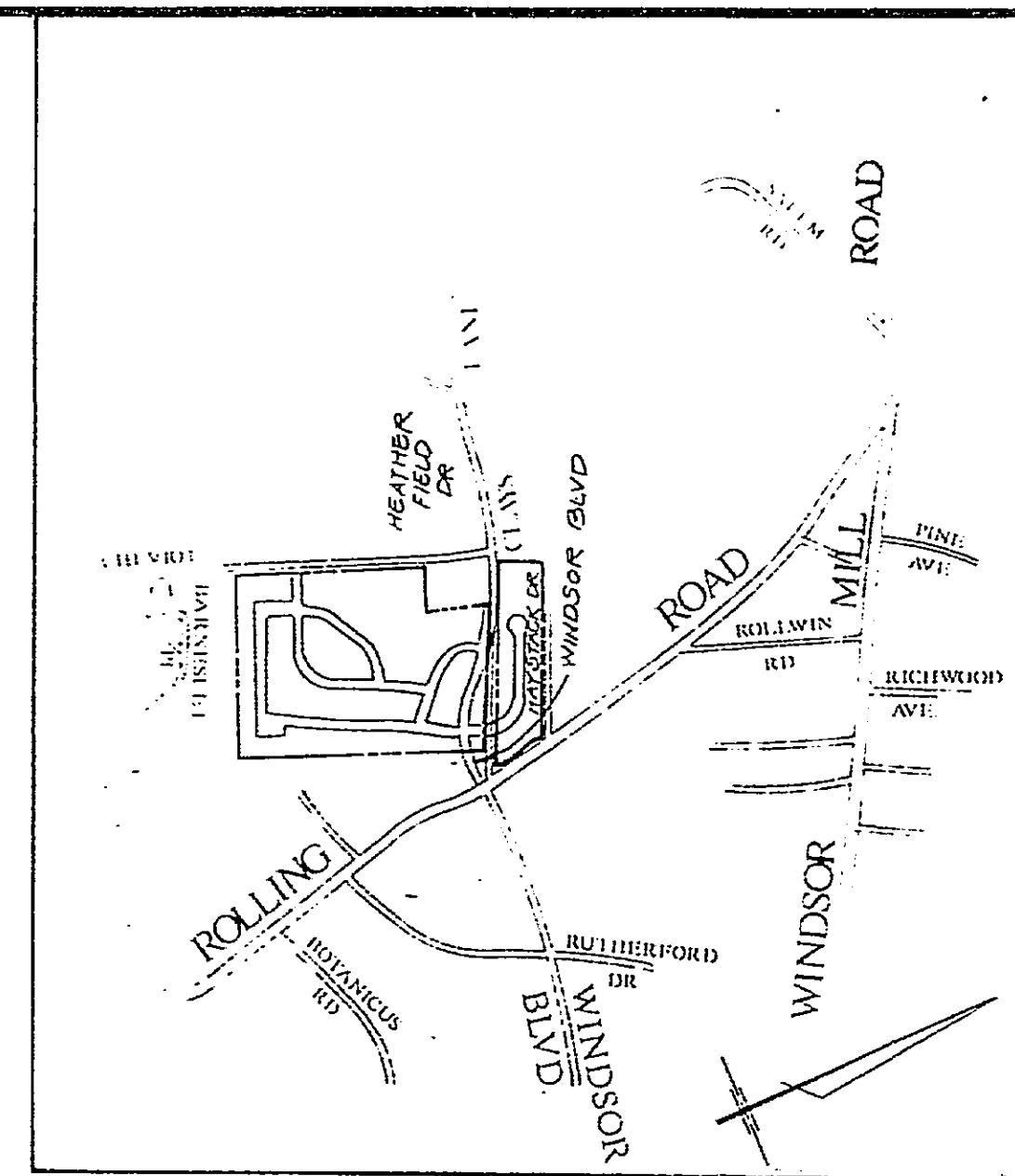
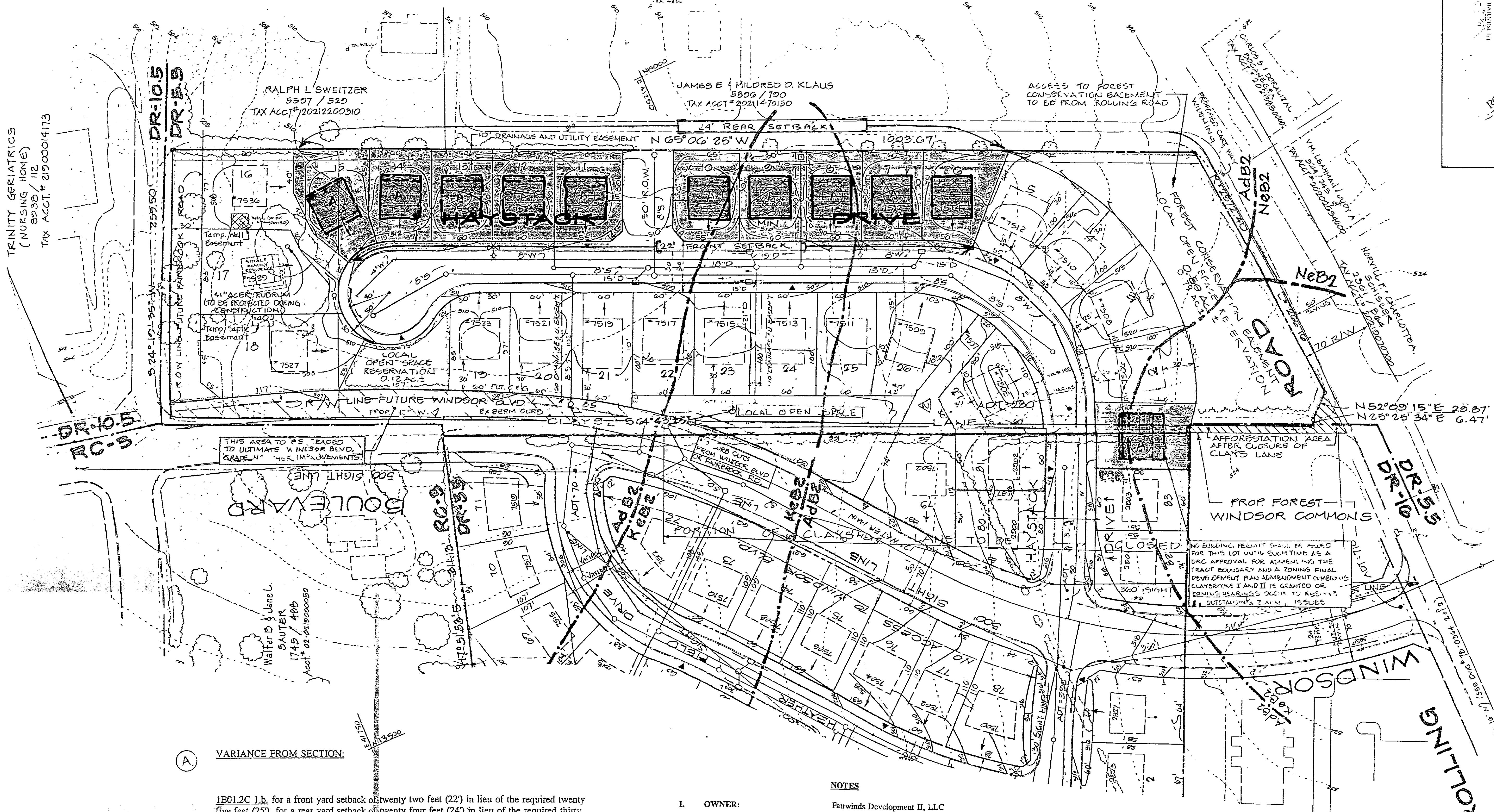
PATTON

305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204 410-296-2140 Fax 410-296-6119

CLAYBROOKE II

DRAWING TITLE		DATE
PLAT TO ACCOMPANY PETITIONS FOR ZONING VARIANCES AND SPECIAL HEARING		SHEET 1 OF 1
COUNTY BALT	ELECTION DIST 2C1	PROJECT #
SCALE 1" = 50'		

DATE	REVISIONS	BY



LOCATION PLAN
Scale: 1" = 100'

VARIANCE FROM SECTION:

1801.2C 1.b. for a front yard setback of twenty two feet (22') in lieu of the required twenty five feet (25'), for a rear yard setback of twenty four feet (24') in lieu of the required thirty feet (30'); and Section 301.2 for a two foot (2') projection twenty two feet (22') in length of the second floor in lieu of the required four foot (4') by ten foot (10') in length. The variances are requested for Lot No. 1 and Lots 6 through 15 on the north side of Haystack Drive.

NOTES

- OWNER: Fairwinds Development II, LLC
305 W. Chesapeake Avenue, Suite 118
Towson, Maryland 21204
- PROPERTY ADDRESS: 7504 - 7536 Haystack Drive
Hebville, Maryland 21207
(29 Lots)
- ELECTION DISTRICT: 2 COUNCILMANIC: 1
- DEVELOPMENT PLAN: ZADM #11-517, Approved December 22, 1994
RECORD PLAT: 67-145
FINAL DEVELOPMENT PLAN: Amendment January 25, 1995
REFINEMENT: December 5, 1995
- ZONING: DR - 55 Map N.W. 4-G
- All dwelling units will each have two (2) durable and dustless parking spaces

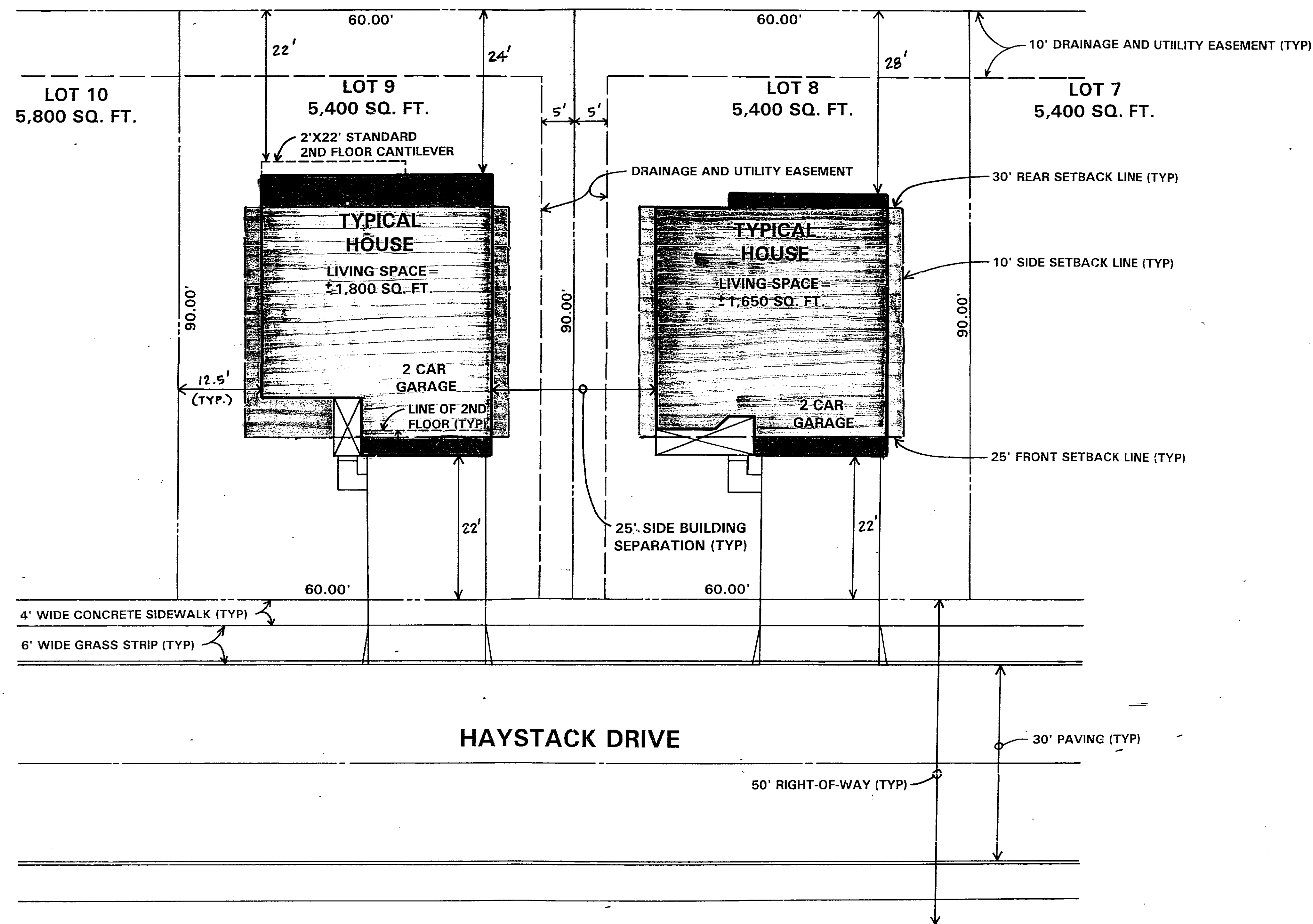
NOTE: THIS PLAT IS A SECTION OF THE DEVELOPMENT PLAN FOR CLAYBROOKE AND CLAYBROOKE II

PRINTED
MAR 8 1996

PATTON CONSULTANTS, LTD.

<p>PATTON</p> <p>305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204 410-296-2140 Fax 410-296-1419</p>		<p>PROJECT DEVELOPMENT</p>	
		<p>CLAYBROOKE II</p>	
<p>DRAWING TITLE</p> <p>PLAT TO ACCOMPANY PETITIONS FOR ZONING VARIANCES AND SPECIAL HEARING</p>		<p>DATE</p> <p>11</p>	
<p>COUNTY BALT</p>		<p>ELECTION DIST 2C1 PROJECT # SCALE 1"=50'</p>	

DATE	REVISIONS	BY



SCALE: 1" = 10'

		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS 139 N. Main Street, Suite 200 Bel Air, Maryland 21014 (410) 879-1820 • (410) 836-7560 Fax: (410) 879-1820	
		SPECIAL HEARING EXHIBIT FOR VARIANCE #96-291-SPHA (ITEM 292) CLAYBROOKE II 2ND ELECTION DISTRICT BALTIMORE COUNTY, MD	
DATE	REVISIONS	JOB NO: 10202	
		SCALE: AS SHOWN	
		DATE: 3/5/96	
		DRAWN BY: BC	
		DESIGN BY: BC	
		REVIEW BY:	
		SHEET: 1 OF 1	